

# YOUR PORTFOLIO BUILDING BLUEPRINT



YOUR  
PROPERTY  
SUCCESS



The **7 Simple Steps**  
To Rapidly Grow  
Your Portfolio  
With  
Absolute Confidence  
And Minimal Risk

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# The Reason for This Blueprint:

Everyone starts their property investment journey with wealth building in mind.

Not all achieve it, but with a system, the know how and a bit of elbow grease it is possible. YOU can have a profitable growing portfolio no matter what the economy or market conditions.

You have the potential to create your own profitable portfolio and this report will give you the 7 Steps to achieve that portfolio. They are each important on their own, but more importantly, they follow a tried and tested way of buying property so you can make money in 3 ways, the Trid3nt Strategy ®

Welcome to the Portfolio Building Blueprint.

This is the exact property investment method that I have used to build a multimillion-dollar property portfolio condensed into one PDF, so you can see it in just a few pages.

Most people who go into property investing start **without** a clear plan and a blueprint.

**This is a huge mistake.**

I regularly come across people who started out investing 10 to 15 years ago and yet they still don't own a high performing portfolio.

In worse case scenarios, they own properties that are worth little more today than what they purchased them for!

**Why is this?**

It comes back to the old saying:

**If you fail to plan... you plan to fail.**

We can say with 100% confidence, the number one thing that leads to property success is having a plan and strategy locked in even before you purchase your very first investment property.

Following this piece of advice will **change your life.**

Please don't be like other investors who experience meagre returns through bad planning or trying to purchase multiple properties without doing the background research.

The strategy that has been taught to thousands of Australians is called: **The Trid3nt Strategy®**. **This one overriding principle will be the lens through which you will look at every property from now on, empowering you to quickly know if it is going to add or detract from your portfolio.**

By using **The Trid3nt Strategy®** (which will discuss in more detail through this guide), it can provide you complete financial freedom.

**The Trid3nt Strategy®** has its origins in mining – *how is that you ask?* Having worked for many years as an explosive engineer – managing risk every single day, provided me with a methodology of how to assess risk, which can be applied to all types of projects, including property investment!!

This Blueprint will outline **exactly what The Trid3nt Strategy® is** and how you can use it to invest with complete confidence and minimal risk.

**Every single technique found in this blueprint has been proven in the real world.** It is not just theory. It has been used to build multiple, multi-million dollar property portfolios.

**So, what are you waiting for?**

**Let's get started!**

# Why This System Works:

If you type into Google today “how to invest in property” you’ll get back about **200-million results!**

**It will take you years to sift your way through all that!**

There’s a lot of information out there, a lot of people dishing out that information — *what’s right, what’s wrong, who to listen to?*

Having too much information can mean you don’t get anywhere because you’re overwhelmed.

And there’s a thousand-and-one things that go through your head when you start reading all the media stuff.

So while you can find all this information online, you have to know what questions to ask — that’s where our Trident system comes into play!!

- ☑ We provide a practical step by step method without having to sit through lengthy seminars or sift through lots of information
- ☑ You don’t even have to leave the comfort of your own home
- ☑ We provide the information you can trust from legitimate sources

**My Trid3nt Strategy® provides you with a framework on which you can make all of your property investment decisions objectively.**

My Trid3nt Strategy® shows how property investment doesn’t need to be complicated.

My Trid3nt Strategy® outlines a **step by step, no-nonsense** path to confidently growing your investment portfolio yourself, without having to spend a fortune on expensive courses or seminars

In creating our system, there are lots of safeguards in place because over time we began to uncover a pattern of low-risk behaviour that can be applied for EVERY single property purchase...



### **Stacey and Rod, Perth**

*“Jane’s outstanding knowledge is invaluable. I am so grateful that she shares her knowledge as it has saved us many a time from disaster.”*



### **Vanessa De Guglielmo, Course participant**

*“I loved the Ultimate Guide to Renovation content the quality of information in this course and Jane’s presentation style... She’s very down to earth, very trustworthy and very believable.”*



### **Troy Harris, Property Developer**

*“Jane’s knowledge when it comes to property is exceptional and her passion & ability to deliver it is second to none. I thoroughly recommend that you move heaven and earth to work with Jane!”*

# Your 7 Steps to Financial Freedom

1. Set aside some time to **DESIGN YOUR LIFE** and **SET YOUR FINANCIAL GOALS**
2. Based on you goals, choose your **INVESTMENT STRATEGY** so you can decide what type of property to buy and where
3. Get all your **CURRENT FINANCES** in order so you can maximise what you can borrow
4. Work our which **LOCATION** you are going to invest in to meet **YOUR GOALS** and provide greatest opportunity for growth.
5. Select the **RIGHT PROPERTY** that will be most appealing to your target market (ideal tenants)
6. Decide which renovation strategy you are going to use to generate **EQUITY**
7. Access your **EQUITY**, and use leverage to do it again....

# STEP 01

# Designing Your Life

We are often so busy working, looking after our family, and keeping up with day to day life that we rarely take the time to sit down, to stop and think... *what do I want my life to look like??*

Let's apply an analogy – if you were to go on holidays, you wouldn't just get in the car, start driving in the hope that you stumbled across your destination. Instead, you would first decide where you were going, find the right way to get to your destination.

Designing our life is a little bit the same – we need to look at where we want to be, and then work backwards as to how we will achieve that.

## Let's take some time to think about:

What would an EXTRAORDINARY life look for you? On your terms? Living your *dream* life?

Would it be financial freedom, opportunity to travel, participate in hobbies and things in life that you are *choosing* to do because you don't have the financial constraints?

Would it be to spend more time doing the things you love – spending time with family, playing sports, community involvement?

Would it be the opportunity to learn and grow, help others, volunteer, look after children or grandchildren?

*Remember: everyone's definition of success is different and unique to them, so instead of having a goal that you think you should have – try and articulate what really drives and motivates you.*

Too often we see people dive in head first and buy their first investment property without thinking about what it is that is really driving them and understanding their core needs and values.

Your life goals will determine your investment strategy. The higher your aiming, the more aggressive your strategy will need to be, and vice versa.

### Having a roadmap is critical:

- It keeps you on your path
- It keeps you focused

Knowing the “why” of what you are doing gives you the confidence and direction to pause, retain your focus, and move forward. After all, 1 in 3 Australian’s (according to Canstar) live pay cheque to pay cheque. We are not a Nation that understands money management well; in fact, you might just find that the money for milk is most often found in your swear jar. However, with planning and looking ahead we can start the journey to achieving what you want.

*TIP: Goal setting is even more important when you’re buying in with others – it’s a great tool to make sure everyone wants to play by the same rules. This process will pay off in the long run if everyone is on the same page (...or reduce the potential angst and loss if you’re not)*

## Ready to Get Started?

Before you open the real estate news section of your local paper – write down what your **ideal life looks like**, in financial terms:

- Is it working two days a week? Not working at all?
- Is it continuing to work, but creating additional cash flow to support your lifestyle?
- Is it taking regular holidays – in Australia or overseas? How often?
- Building a portfolio to pass onto your children?

*“I’m aiming to achieve an annual passive income of \$120,000” within ten years, so I don’t have to work”.*

Your income (from working) right now is what you use to support your current lifestyle – wouldn’t it be great if there was a way to move towards replacing that amount you need, not by working more but by investing smarter? **Can you see it’s all about shifting mindset?**

## How you can comfortably live off as little as \$80,000 per year when you’re not working!

Most people who don’t take the time to work out their financial goals often end up with two mistakes:

1. They over-estimate the income they need to support their lifestyle
2. They over-estimate how many properties they need to buy

# STEP 02 Choosing Your Strategy

Before we delve into choosing your strategy, let's first understand why this is so important. By not getting this step right you can effectively blow your chance to create a profitable, sustainable investment portfolio. **You truly have one shot at getting this right!**

Too often we've seen people who end up with properties that cost them money or don't go up in value because they didn't take the time to first work out their strategy and only then find a property that fits the strategy. Back to the car analogy – you don't jump in a car and start driving, without first deciding which direction you need to go. It's the same with investment.

After working with thousands of investors for over the past decade, I've discovered two major hiccups at this point:

1. **Many investors new to the game get sucked into high-risk strategies:** like flipping to chase a “quick win.” Thanks to shows like The Block and House Rules which make it appear “easy” (however *they don't tell you there are 75 tradies behind the scenes being paid by the television networks*)
2. These “quick win” strategies cripple investors' ability to build a successful portfolio before they get off the ground.

## TheTrid3nt Strategy® gives you 3 ways to win:

The Trid3nt Strategy® is the 3-step process that has been proven, tried and tested using thousands and thousands of properties across Australia. This is no flash in the pan solution, but a methodical, step by step process to ensure your investment decisions will lead to your financial freedom.

Using historical data and focusing on three core steps, you can learn exactly how to can create financial independence from property investment.

### The three steps are:

1. Select an area with predicted **above average** capital growth – (which is essentially nailing the right location, which we cover off in step 4)
2. Buy **below the market value** – (Knowing the area you are investing, which we cover off in step 5)

- 3. Adding value** through strategic renovation — (By applying a very purposefully strategy to your renovating you can push up the rent, increase cash flow, and releasing equity to buy again. Will go thru more of this in step 6.)

That's it. It's deceptively simple. But extremely effective, three ways to make money plus a Plan A, B and C so if you do stuff up one step, well you have 2 other ways to make money.

However with this guide there is no reason to sacrifice even one step...

**Using this system, you only ever need to save ONE deposit. EVER. The first one as the equity increase will provide your second, and third and...**

By focusing on a core, reliable and proven strategy, you can:

- ☑ Avoid gambling your savings on high-risk strategies
- ☑ Reliably get into top performing suburbs using a proven methodology
- ☑ Achieve financial freedom in a **low risk, realistic and safe way**

# STEP 03 Getting Your Finance Sorted

**Finance is the lifeblood to property investment;** without the ability to access finance then your investment dreams will go up in smoke and **is the catalyst for only having to save for one deposit. EVER.**

By not setting up your finances correctly, before you purchase your first investment, can lead to issues down the track and leaving you unable to realise your goals.

The K.I.S.S principle applies to setting up your finance – the more straightforward you make it, the easier it is to manage and release equity down the track.

**Setting up your finance correctly for your first property is what will set you up for future success.**

## So, exactly how to set up your finance?

Getting this right is the difference between a portfolio that grows versus being stuck at one or two properties.

**If finance isn't your strong point or something that you don't have a passion for – seeking the services of a good mortgage broking business is suggested.**

**If your goal is to flip, then this step is even more important!!**

If you love to get right into the nuts and bolts of the finance side of things, we have a course called **Knowing Your Numbers**. You can check it out here, below is a quick summary.

- 1. Learn how much you can borrow** – look at your cash flow and ability to service a loan. You can include estimated rental income from the property in your calculations.
- 2. Evaluating what you earn** – generally, banks will need to see evidence of your income. Lenders will look at your cash salary only (i.e. what cash actually ends up in your hands), not your salary package
- 3. Credit Cards and personal debt** – the more credit cards and personal debt you have, the more this lowers your borrowing capacity. A \$5,000 credit card limit (not balance) lowers your borrowing capacity by \$20,000!

**Your credit file.** This is a record of your credit applications and enquiries. You can grab a copy of your credit file from here <http://www.mycreditfile.com.au>. Lenders use information in these files to assess your borrowing capacity, and possibly in the future even your interest rate.

If you want to get creative with your buying entities always seek the services of a professional experienced accountant who can advise you.

## Getting a pre-approval – what does this actually mean?

A pre-approval is essentially a “commitment” from the bank that they will loan you a certain amount of money – **however**, some banks are more thorough than others when making these types of “approvals”.

If a lender tells you you have a pre-approval, ask them if that means you’ve been **fully verified**. You don’t want to put an offer on a house only to be unable to secure finance.

The best way to protect yourself, in any event, is to make sure you have a finance clause written into any sale agreement.

*Note: The full approval process cannot be done until you have found your property as the bank has to value the property you are purchasing to which the mortgage will be held against.*

## Maximise what you can borrow for your first investment

There are several ways you can maximise how much you can borrow, but essentially it comes down to three main things:

1. **Having all your documentation in order** – payslips, rental income statements, etc. Get any existing bank statements ordered to cover 6 months. In other words, be organised.
2. **Minimise the amount of personal debt.** If you have one of those “just in case” credit cards, consider cancelling it. If you have car loans or any type of personal debt think about how you could consolidate these. The more debt you have, the less you’ll be able to borrow.
3. **Understand and get a copy of your credit file**

*MYTH BUSTING: I was told I had to pay off my own home first?*

*FACT: you can use the equity in your home to purchase a new property without paying off your home first. This even stumped me in the beginning!*

# STEP 04 Selecting the right suburb

After observing thousands of investors, the #1 most common mistake investors make is:

A: They invest in the wrong suburbs (if you remember this is one of the key pillars of the Trid3nt strategy)

I call these under-performing suburbs... Portfolio Killers.

Because these suburbs simply DO NOT have the characteristics of investment grade suburbs...

To avoid portfolio killers, you will need to learn the essence of what makes an investment grade suburb, so you are just focused on investing in the most profitable areas.

Most importantly you must avoid the costly investment decisions that arise from misinformation, hearsay, and guesswork (these can cripple your property portfolio plans right from the start).

We have developed a simple step-by-step process, which could literally save you months of time and create hundreds of thousands of dollars.

It's crucial that the right property in the right suburb to suit your strategy is chosen for your **investment goals**. Setting your "target" on specific a location that has performed historically will set you up for success. This is a decision that should be based on the numbers and not on emotion.

## Location Checklist:

- Is it an outperforming suburb compared to metro areas?
- There is pricing pressure based on ten-year average capital growth of neighbouring suburbs
- There are demand pressures, and at least 70 sales per month so you are not wasting your time
- There is a high percentage of renters + 30%
- Vacancy rates are below 3%

## Location Step by Step:

### 1. Have you done your numbers on which suburbs are expected to experience growth?

Once you've decided on your investment strategy, the next step is to do a **suburb analysis**. With so much information available these days, this is as simple as jumping onto Google and doing a search.

The two tactics that we use are:

- Understanding the ripple effect
- The 2% increment rule

The **ripple effect** refers to capital growth spilling from high demand suburbs over to neighbouring areas. *This ripple effect is a key trend to keep an eye on – the key is to spot the locations where the ripple hasn't "hit" yet and get in early.*

The **2% increment rule** is further narrowing of the ripple effect criteria: it is a calculation based on a suburbs historical performance. *You want to focus on suburbs that have a difference of 2%pa capital growth over 10 years, compared to neighbouring suburbs closer to the CBD.*

### 2. Have You Visually Mapped Out Your Target Locations?

Using the data, you gathered at step 2; you can quickly create a visual map of which suburbs have the potential to meet your investment goals.

Using a highlighter, historical growth data and a map, plot out your chosen region to see how it looks regarding its historical performance. You have created your very own 'dot map', one of my favourite techniques to get to know an area. By applying a different colour to suburbs that have performed better (or worse) than other locations you can see visually where the "hot spots" are or might be emerging.

### 3. Are you target suburbs matched to your strategy?

Back to our investment strategy again. Select a list of criteria and decide what the limit for that criteria will be.

For example, some of your filters might look like this (and these will depend on your investment strategy)

- Percentage of renters in the area needs to be above 30%
- Rental yields must be over 5%pa
- Capital annual growth rate over 5%pa

If any locations don't meet your criteria, remove them from the list. Be ruthless. There are over 15,655 suburbs in Australia and less than 400 that are investable

#### **4. Who is your target market, and what is the typical property they live in?**

In this location, does your strategy match the type of property people typically live in?

*What is the split between houses, units, and apartments?*

*What is the split between retirees, school and university students, and families? As they are all seeking different types of accommodation*

For example, if you're looking to renovate and hold, the percentage of renters in an area will be particularly relevant to you. Whereas if you're looking to flip (ie buy renovate and sell quickly), you might want to target suburbs with higher owner occupiers and a higher standard of finish.

*MYTH BUSTING: You must invest close to where you live because you know the area.*

*FACT: You need to purchase in the best possible suburb you can afford to achieve the best return, where you live has nothing to do with that. A true investor is geographically agnostic*

# STEP 05 Selecting the right property

Have you ever turned up to an open home and before you've even set foot in the front door you've decided the property is not for you?

Yes?

Well, that is the number one sin of property investment. *This is thinking with emotion.*

You need to put your investor hat on, look past the ugliness and learn how to recognise the ability to add value to the property – **this is the secret weapon of the savvy investor and the Trid3nt Strategy®.**

## Why do people buy the properties they do?

Even if your plan is to buy and hold for the long term, one day you might or need to sell and buying an easy saleable property is important.

When seeking out your investment property consider things that will put other people off such as:

- It's located on a busy road
- Ugly façade (which can be expensive to fix)
- Terrible floor-plan or an awkward layout (also expensive to fix up)
- Too close to industry and factories
- Not the typical property for the area

When you've identified what we call "buyer objections" for the property, methodically (and realistically) work out whether that is something that can be fixed or not and how much it might cost. These are deal-breakers.

**The trick here is to think outside the box** and see things other people can't see – because you are thinking with your head, not your heart. You may create a feature and an asset out of solving a problem. It might also present an opportunity that others don't see.

However, you also need to be pragmatic and realistic and identify some things that simply can't be fixed, such as location or busy roads.

## Just a word about zoning

Some properties are subject to certain restrictions, so if you plan significant or structural changes, do your homework first regarding council zoning. A solicitor, conveyancer or town planner? Can help with this.

## So, what makes a desirable property for your ideal tenant?

These are features of a property that make it more appealing, such as:

- ✓ What is local employment like
- ✓ Proximity to public transport (walking distance)
- ✓ Distance to local schools
- ✓ Access and distance to good shopping centres
- ✓ Freeway access for people commuting
- ✓ Lifestyle and recreational areas — parks, sporting clubs, outdoor activities, walking tracks, etc

*Quick tip: real estate agents will use in their advertisements descriptions like “on the right side of the highway,” in the “golden triangle” and so on. So, if you don’t know an area, you can quickly work out where the right side of town is.*

## Beware of Hidden Costs!!

Hidden costs have the potential to turn your property into massive money pits without much value add upside. These are often needed for the house to function properly and safely but have no perceived value and therefore don’t add to the resale price.

**The five biggest hidden costs when investing in property:**

1. Rewiring
2. Restumping
3. Replastering
4. Roof repair
5. Plumbing

If you’ve got all 5 or, 4, or even 3, start thinking about another property.

Remember renovating is all about where you can spend the least amount of money to add the most value as quickly as possible. It is all about perceived value not the actual cost.

In nearly every renovation project there are also low return items, or even worse, no return items; learning to migrate these as much as possible is the goal here.

Forearmed is forewarned – do your homework and do go into every renovation project fully understanding all the costs that may be involved.

## Get Your Copy of Our Property Inspection Report Here

Using our property inspection checklist is an extremely valuable tool.

It includes things like:

- ✓ How to spot hidden problems, and the tell-tale signs that items have been covered up... with things like wallpaper and fresh paint...
- ✓ The right questions to ask the real estate agents
- ✓ And the critical information to record to build up your own knowledge about your target suburbs

# STEP 06 How to Grow the Value of Your Equity

So, you've found the right property, in the right suburb that matches your investment strategy and it will get you to your goals.

Next, is to understand how you can increase the equity you hold in a property – or in layman's terms:

**What the property is worth – the amount you owe on the mortgage = Your Equity**

**The available equity you can use is actually smaller than this, as the banks require you to leave some funds in the deal ie 80% (or even 90%) so often you can only access 80% of the property value.**

## What are some of the ways you can create equity?

1. **Buy below the market value** – when the real estate market has lost its confidence, there is the opportunity to swoop in. **It's in times of uncertainty that savvy, well-prepared investors will be making money.**
2. **Buying your investment property in an area that is going up in value!** This is historically the best method of all to add equity!
3. **And of course, the all-time favourite way to manufacture equity is STRATEGIC RENOVATION...** Strategic renovation is the ultimate “Secret Weapon” to add to any investors toolkit.

## 5 Ways to do a Strategic Renovation:

1. **Refresh** – this is typically a clean up of a dirty, smelly property – a bit of paint and a good clean. This is by far the easiest type of renovation
2. **Repair** – You will be repairing and fixing things up, there may be some expenditure, mainly on crack filler, and in some cases improvements to items that are already there i.e. new bench tops on top of existing benches. **This is an excellent renovation strategy for creating equity without a big budget but also improving the look and creating a new feel.**
3. **Rejuvenate** – this is the typical renovation strategy. It may include a new kitchen, a refresh of the bathroom, new carpet, new window coverings and the age all fix all painting. **Aim to spend less than 10% of the purchase price to avoid over-capitalising..**

4. **Restructure** – this is the structural renovation. As part of your research, you want to know how the permit approval process is in the area and how long the average application takes. The time that your property is not available for rent is costing you money. ***This type of approach needs a lot of consideration, money, and homework to understand the true return on your investment. This is the most favoured renovation strategy for those who want to flip properties.***
5. **Revamp** – this strategy is about looking at the properties you already hold in your portfolio. Can you add value to any of your existing properties to increase their rental returns? Only once you've maxed out your current investment should you move onto your next one.

<CTA: How To Renovate For Profit (video series)">

## The 4 Biggest Renovation Mistakes and How To Avoid Them:

The problem with renovating a property is that... by itself... it just doesn't work...

In a good market, that's growing quickly everybody thinks they're making money from renovation, however, many people are just oblivious to their errors... because it's actually capital growth that's covering their mistakes...

When the market slows, or there is no capital growth... the figures can look very different...

It's in times like these that you will hear about people losing money, and that's because they don't know a few golden rules:

1. **Not all properties are equal.** Before taking on any renovation project, you must be **sure** the property can add value.
2. **Not all areas are equal.** Having enough of a pricing difference between renovated and unrenovated properties in this same area is critical
3. **Know the fastest and least-expensive ways to multiply every dollar spent on renovation.** These are the areas like the facade, kitchen and bathrooms, painting floors, sanding and carpet... things that add the **most value quickly** to a property
4. **When done strategically, even small improvements can add significant value to a property.** A simple exterior paint job alone can easily add tens of thousands to the end value.

It's knowing HOW to renovate that gives equity growth. This applies equally to existing properties in your portfolio as well as any new investment properties.

*TIP: Never renovate to your own tastes. Renovate to the taste and needs of your target market.*

# STEP 07 Accessing Equity (post renovation)

Well done – you’ve done all the hard work, you’ve selected the right property, in the right location and you’ve completed your strategic renovation. Now it is time to find out how much equity you now have in the property.

Even if you don’t want to use your equity at this point, it’s still worthwhile getting a valuation to keep a check on your numbers, so you know your renovation strategy is profitable (you need to know this before you replicate it).

## The valuation process:

1. Present the property well; consider staging it and make sure it’s neat and tidy and presented it its best possible light.
2. Engage the services of a valuer; by hiring a private valuer you have more input into the relationship. Your Property Success can assist with this process.
3. Give the valuer a little help by providing a comprehensive document that tells them everything they need to know about the property, as well as what you think the property is worth.
4. Arrange a time to meet the valuer on site and take them on a tour of the property; don’t let the agent take them. After all the work you have done in finding and renovating, don’t relinquish the value you have created by missing this step!

### DON'T:

*Don't just let the valuer do a quick curb-side appraisal. This will never give you a good and fair valuation.*

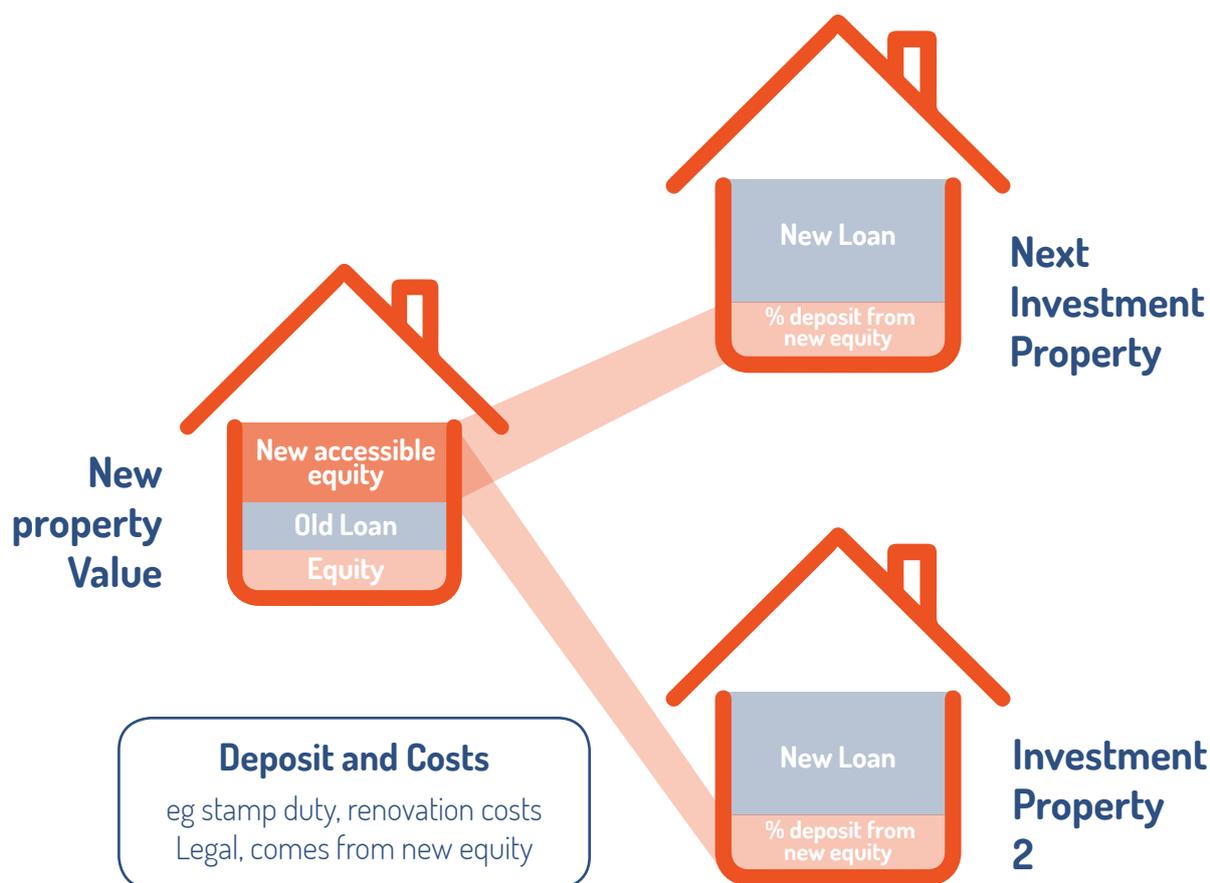
*Don't tell them how much you spent on the renovation; some valuers will then just add this to the purchase price rather than doing a thorough valuation.*

## What is Leverage: Creating Long-Term Wealth

If you want to create wealth, you need leverage, and this is done by accessing your equity.

Leverage is using a little bit of your money, and quite a lot of other people's money, it's the cycle of your property's value that gets passed along from one property to the next and is how you'll be able to meet your financial goals via property investment

This is best demonstrated by a diagram – if you have one??



<Click here for more information of calculating leverage and equity>

Property Value \* 80% – Loan Amount = Accessible Equity

## Common Reasons People Don't Invest In Property:

**Who do I trust? How do I know I'm getting the right information? It all sounds too confusing.**

People are scared that they're going to be taken advantage of and asked to invest money that turns into a dud investment. We show you a system that you can follow yourself. We don't take your money and invest it for you like others do. Using our system, you can make up your own mind.

Property investment is one of the simplest forms of wealth creation; ignore the fancy sales pitches. By following a systematic approach, you can learn how to do it yourself.

## I'm not sure this type of system is right for me?

We hear many different reasons from people who are tempted by investment property but don't end up succeeding.

We hear comments such as – this system doesn't apply to me because.....

- ...finding good tradies and getting good help is too difficult
- ...previous bad experiences which has left a sour taste in my mouth
- ...my stage of life – I'm already retired (or close to it)
- ... lack of funds / serviceability / money
- ...I can do it myself – I'm a tradie and know the game
- ...I won't be able to follow the system
- ...I don't have time right now or life is busy with other priorities
- ...I don't own any property so how can I possibly get on the investment ladder?

We get it. Life is busy, and we are always juggling competing priorities.

However, in our tried and tested methodology, you will see it's a simple, logical system that creates wealth over time. It's real and tangible and based on understanding numbers and historical data.

## Isn't Property Investing just for the wealthy?

This could not be further from the truth. Using a tried and tested system, property investment is available to almost anyone. **78% of Australian's who own investment properties earn less than \$80,000 a year!!**

## I don't have enough equity in my home?

People often miscalculate how much they need versus how much they have when it comes to property investing. We help all sorts of people, on all levels of incomes, with varying degrees of equity in their current home.

# Successful Property Investors have these things in common:

They have a system they got right and they replicate it

- 1. They think Long Term:** astute investor focus on long term success, they have a goal, a time frame and a game plan to get there. They don't get sucked into the get rich quick schemes.
- 2. They don't make emotional decisions:** they realise that to make the right property purchase it's not about them; they leave emotion at the door and stay calm and focused.
- 3. Don't let fear stop them:** it's not that they have never confronted fear, its they didn't let it hold them back.
- 4. Pay the right price:** they do their research and follow the process, so they know exactly why they are paying a certain price.
- 5. They have their finances sorted:** successful investors are ALWAYS on top of their finances and they are ALWAYS prepared. They are able to swoop in and get great deals because they are ALWAYS organised.
- 6. They educate themselves:** they invest in their own education FIRST.

# A bit about me:

## Hi, I'm Jane.

I didn't start from a position of wealth or from a family with much if any disposable income. They sacrificed to give us a great education. I was the first person in my family to attend university, which in turn led me into a career in mining, specifically as an explosives engineer.

At the age of 28, I decided I was going to stop spending every single cent that I earned and start making my money working for me....

On the mine site, my workmates would ask how are you doing this? Where are you getting the money from? And I would say, it's actually not that hard, I'm on exactly the same income as you are.

So here, 15 years down the track, having put all my learning's into practice. I find myself teaching and coaching people like you how you can take your everyday, regular salary and turn that into a property portfolio.



## So why property?

### What makes property worth investing in?

Well for me it goes back to one of the fundamental needs we have as humans... shelter – everybody needs somewhere to live.

And not everyone can afford their own home (or even wants to buy their own home), so someone else buys them a home and rents it to them. It's really a time-honoured transaction.

## 90% of people who own a home have a property worth more than what they bought it for.

So, if you look at that figures alone, you will understand why I believe property investing in Australia is a favoured low-risk strategy to create wealth.

*Jane*

# Our property investment system is based on four key pillars

## Ready to get started?

We have an exciting new initiative!

One that will get our message out about real, no-nonsense property investing, to many more people. It's called...

## Your Property Success Club

Your Property Success Club is an in-depth monthly masterclass, that gives you the practical tools you need to grow your portfolio yourself, without having to spend a fortune on expensive seminars or even leave your own home.

Why do it alone when there is a community of people here to help and support you?

**100% of your membership fee goes towards the Pip.ilepsy Foundation to support children with rare and serious forms of epilepsy.**

For a small contribution of only \$10, (however, it is such a great cause so we encourage you to consider more), you'll have access to all the materials, videos and support.

[Click here to join](#)

## Our property investm

1

### UNDERSTAND THE FRAMEWORK

Discover how the The Trid3nt Strategy® framework effortlessly accelerates your property investing by leveraging the three fundamental pillars.

Learn to invest 'actively' to build a lifelong portfolio in the minimum number of steps.

2

### AUSTRALIA'S MOST ACTIVE COMMUNITY

Join the premier peer-to-peer learning platform in Australia.

Get your questions answered, take part in other peoples projects, share your stories and learn from your fellow Your Property Success Club members.

3

### UNDERSTAND THE FRAMEWORK

We have your back. Our monthly 'office hours' mentor calls provide you with all of the answers and guidance necessary to dramatically improve your investing.

[JOIN THE CLUB](#)



**YOUR  
PROPERTY  
SUCCESS**